



MAR 12 2018



March 9, 2018

Attn: Inspection Services Division Manager
Building Division

City of San Jose – Dept. of Planning, Building, & Code Enforcement
200 E. Santa Clara Street
San Jose, CA 95113

Temporary Certificate of Occupancy

Granted per attached conditions from

3/14/18 until 6/12/18

Signed: Bill May

Date: 3/14/18

RE: Request for Temporary certificate of Occupancy

Business Name: Tesla CPO Service Center
Address: 1460 Mabury Road

Permit # 17-018159, 17-033906
Plan Check # 17-017448

We request that Temporary Occupancy be granted at the above business location to be in effect on March 12, 2018 and expiring at 12:00 noon on June 12, 2018.

The reason we need Temporary occupancy is because our final inspections have been delayed due to PG&E service upgrades not completed and tentatively scheduled for install in late April or early May.

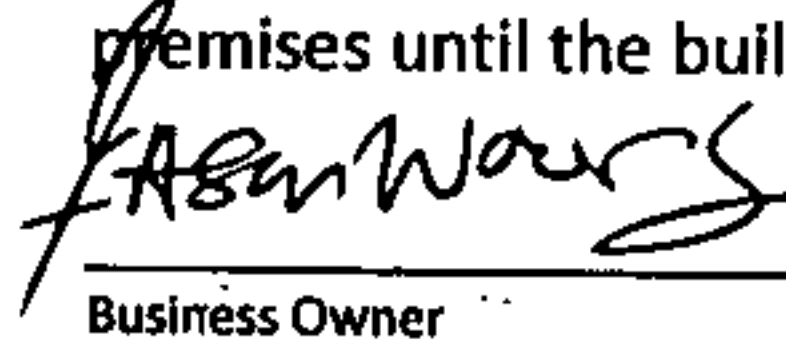
We acknowledge that the following list of items is yet to be completed or corrected.

Building Items: 1) Spray booth final, 2) Additional Illuminated Exit Signs, 3) Cane rails at drinking fountain, 4) Existing bathroom accessories adjusted to current code, 5) ADA route from sidewalk and parking signs, 6) Special inspection letters for all equipment anchorage, 7) Secure lockers in breakroom

Electrical Items: 1) complete installation of all service upgrade equipment, panels, and transformer.

Fire Items: 1) Complete fire sprinklers in spray booths, 2) Complete fire alarm inspection at new air-handler equipment once powered, 3) Install 3D signs at fire extinguishers and "this door to remain unlocked during business hours" at front entrances, 4) Final HAZ-MAT inspection.

Before the Temporary Certificate of Occupancy expires, we will schedule inspections for the items in the above list to resolve these to the satisfaction of inspectors in both the Building Division and the Fire Department. If we fail to comply by the expiration date, we will cease all occupancy and vacate the premises until the building is in full compliance.

 3/12/18
Business Owner Date

Jason Woods - Senior Manager Construction / Tesla

Print Name:

Tesla

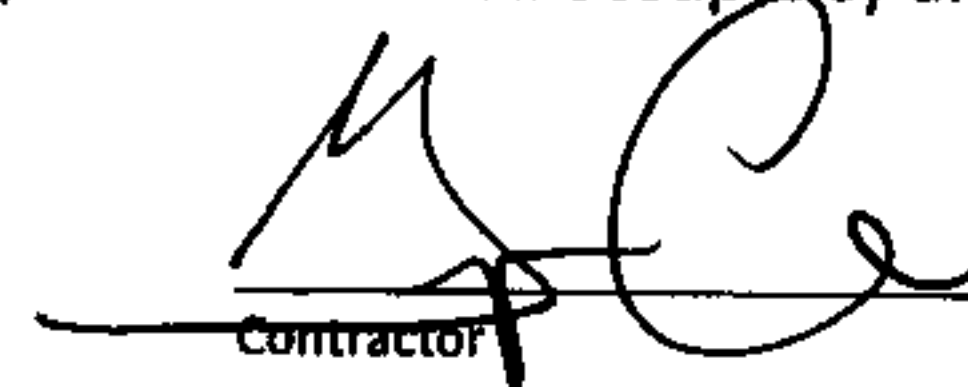
Business Name:

513-926-6236

Phone:

jawoods@tesla.com

Email:

 3/12/18
Contractor Date

George Chapa

Print Name:

All Bay Contractors, Inc.

Business Name:

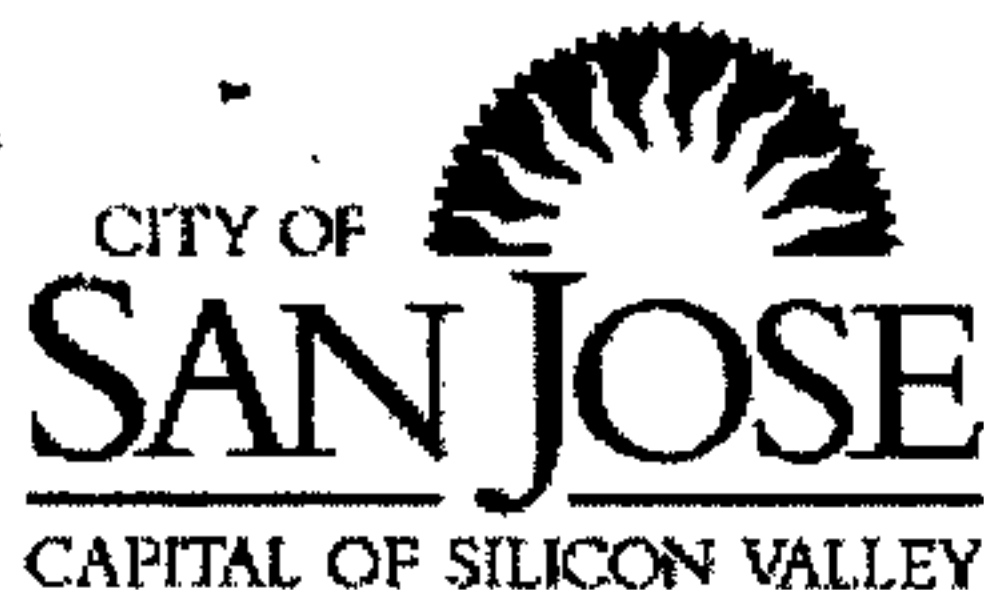
650-444-4487

Phone:

george@allbaycontractors.com

Email:

43233 Osgood Road, Fremont, CA 94539 Phone 650.298.0577 Fax 650.298.0588



Permit Record

Permit #: 2017-018159-CI
Project Location: 1460 MABURY RD

Permit Date:	Aug 08, 2017	Inspection Area:	7A	Folder:	CI-Warehouse/Storage-Tenant Improvement
Permit Approvals Granted:	Building: 4. Complete; Mechanical: 4. Complete; Plumbing : 4. Complete				
Associated Permits: Building, Electrical, Plumbing, Mechanical					
APPLICANT: DEBBIE MCDERMOTT RSN276202			APPLICANT: DEBBIE MCDERMOTT RSN617593		
APPLICANT: ZEDEN JONES RSN1437223			OWNER: HERTZ REALTY INC RSN922714		
CONTRACTOR: ALL BAY CONTRACTORS I RSN387432			Permit Tech: Alec Sheldon		
Bldg Plan approved by: Farheen Sultana			Mech Plan approved by: Robert Mori		
Mechanical plans in field			Plumb Plan approved by: Robert Mori		
Plumbing plans in field					
Description: AREA OF WORK: 60,800SF 1) INT TI FOR TESLA VEHICLE SERVE INCLU 2 CAR WASH STATIONS 2) INSTALL Lifts & alignment racks & INTERIOR cyclone fencing for storage of auto parts 3) INSTALL HVAC units on roof of 40 foot high building with a 3 foot high parapet. 4) Minor interior demolition of demising wall, suite 100 will be eliminated 5) RESTRM UPGRADE 5) Panel upgrade for all electrical work for repair and service area (electrical only) 6) Storage for batteries *DEF SUBMITTAL FOR TRANSFORMER & EQUIP ANCHORAGE* ***EQUIPMENT AND SPRAY BOOTH ON SEPERATE PERMIT*** ***AS PER APPROVED PLANS***					
Technical Description: # Of Stories: 1; Conditioned?: Yes; Use 1: R & D Lab; Use 1 Sq Ft: 58346; Use 1 Construction Type: III-B; Use 1 Occupancy: S-1; Use 2: Office; Use 2 Sq Ft: 1368; Use 2 Construction Type: V-B; Use 2 Occupancy: B;					
Design Conditions: Smoke Control System: N / A; Flood Zone: AO, AH;					
Applicable Codes: 2016 CBC, CMC, CPC; 2016 NEC; 2016 Energy; 2016 Access;					
Zoning: LI					
Conditions: ***ELECTRICAL PERMIT TO BE PULLED SEPARATELY***					
Issue Certificate of Occupancy: Yes					

▲ Exterior Changes - 9/6/17 BC

▲ Anchorage of transformer for Phasing of Electrical Construction - 12/12/17 BK

Final Inspection Record

Code	Inspection	Date	Approved By
928	Plumbing Final	2-21-18	
938	Mechanical Final	2-21-18	
948	Building Final		
957/958	Fire Department Final		

See other side for interim inspection record

You have a maximum of 45 Building inspection hours and 9.86 Fire inspection hours allocated for this permit. Inspection time will be determined using the requested inspection time or the actual expended inspection time, whichever is greater. Please note that inspection time includes 10 minutes of travel time per stop. Once the allocated inspection time is exceeded additional fees will be assessed for additional services. Cancellation or rescheduling of a scheduled inspection must be received by 2:00 p.m. 2 business days prior to the inspection; otherwise, the inspection time requested will be debited from the allotted hours. Cancellation time may change. Field coordinator name: Ken Cowl, phone #: 408 535-6844 . Building Supervisor name: Ken Cowl, phone #: 408 535 6844 . Plumbing Supervisor name: Karl Van Cestel, phone #: 408 535 7781 . To schedule an inspection, please

A permittee is entitled to reimbursement of unused permit fees if the City of San Jose fails to conduct an inspection of the permitted work within 60 days of receiving a written notice the work is complete and ready for inspection. This permit will expire 180 after issue date or last inspection date. An approved inspection extends permit expiration an additional 180 days. Please see on line web-survey at <http://www.sanjoseca.gov/building/>

Area: 7A Haz Mat

SI: HERNANDJ

Count: 2

FIRE PREVENTION INSPECTION

Hazardous Materials

Permit #: 1 7 - 0 1 8 1 5 9 - C I

LI: _____

Supervisor Tel: 408 535-6844

Preferred:

Confirmation #: 0 1 3 4 7 6 / 4 1

Received: 02/27/2018

By: Phone

Scheduled: 0 3 / 0 1 / 1 8

Tract:

Lot: A

of Units: 0

Map: 834 D 2

Address: 1460 MABURY RD SAN JOSE

Contact: George

Phone: (650) 444-4487

ETA Call: Y

Owner: HERTZ REALTY INC

Contractor: ALL BAY CONTRACTORS INC

Work: (650)444-4495

Folder Name: (STI) TESLA (BPM100%) SERVICE Subtype: Warehouse/Storage

Work Proposed: Tenant Improvement

Comments:

Related Permits: 17-017448-CI-Warehouse/Storage-Parent, 17-029880-RF-CDD Review-Child, 17-031908-FE-Overhead Sprinkler

Next Inspections Suggested

Insp Time: _____

Number of Units: _____

Code	Description	O K	P	F	C	N	R	Code	Description	O K	P	F	C	N	R
9 5 7	Haz Mat FDIC Final		X												

Inspection Code: OK = Complete Pass, PP = Partial Pass, FA = Failed, CA = Inspection Cancelled, NN = Not Necessary, RF = Re-Inspection Fee Due

Open Final Process of Related Permits: 17-031908-FE-Sibling; 17-033906-CI-Sibling-957; 17-045792-FE-Sibling

Remarks: HAZ Mat approves TCO for phase I (partial pass)
 Final pass will require Haz Mat Final inspection
 once full occupancy of building occurs.
 NO Haz Mat storage onsite 3/1/18.

You have a total of 0.26 hour(s) remaining on this project as of Wednesday, February 28, 2018 3:57:30 PM.

Inspector's Signature: _____

Print: ZAVALLA A

Date: 03/01/18

Page: 1 of 1

Customers Signature: _____

Date: _____

City of San Jose Please Retain For Your Records

Field Copy

Count: 2

Field Copy

Area: 7A Fire Eng.

SI: U-ASSIGN

Count: 4

FIRE PREVENTION INSPECTION

Architectural Engineering

Permit #: 1 7 - 0 1 8 1 5 9 - C I

LI: _____

Supervisor Tel: 408 535-6844

Confirmation #: 0 1 3 4 7 6 5 0

Received: 02/27/2018

By: Phone _____

Preferred:

Scheduled: 0 3 / 0 2 / 1 8

Tract: _____

Lot: A

of Units: 0

Map: 834 D 2

Address: 1460 MABURY RD SAN JOSE

Contact: George

Phone: (650) 444-4487

ETA Call: Y

Owner: HERTZ REALTY INC

Contractor: ALL BAY CONTRACTORS INC

Work: (650)444-4495

Folder Name: (STI) TESLA (BPM100%) SERVICE Subtype: Warehouse/Storage

Work Proposed: Tenant Improvement

Comments: _____

Related Permits: 17-017448-CI-Warehouse/Storage-Parent, 17-029880-RF-CDD Review-Child, 17-031908-FE-Overhead Sprinkler

Next Inspections Suggested

Insp Time: 2 : 0 0

Number of Units: _____

Code	Description	O K	P P	F A	C A	N N	R F	Code	Description	O K	P P	F A	C A	N N	R F
9 5 8	Fire Architectural FDIC Final		X												

Inspection Code: OK = Complete Pass, PP = Partial Pass, FA = Failed, CA = Inspection Cancelled, NN = Not Necessary, RF = Re-Inspection Fee Due

Open Final Process of Related Permits: 17-031908-FE-Sibling; 17-033906-CI-Sibling-957; 17-045792-FE-Sibling

Remarks:

Life Safety still needs 3D signs above fire extinguishers to replace stickers and to add "This door to remain unlocked when occupied" stickers above doors in office areas for final inspection.

Life Safety does not object to TCO IF Fire Alarm and Sprinkler inspections pass, per PACE.

You have a total of 6.86 hour(s) remaining on this project as of Thursday, March 01, 2018 9:56:23 AM.

Inspector's Signature: *E. I. Muley* #659

Print: D W H Y T E

Date: 03/02/18

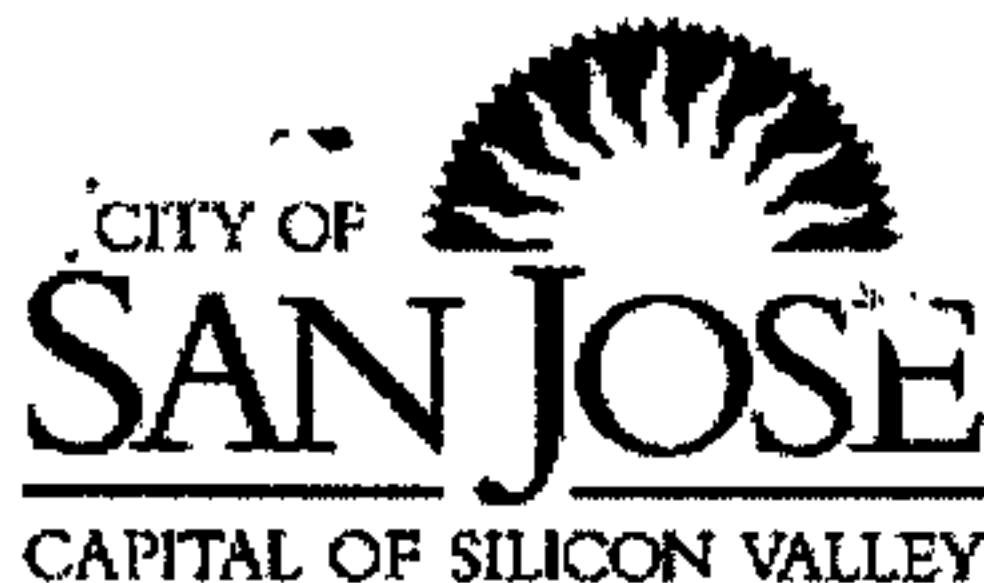
Page: 1 of 1

Customers Signature: *[Signature]*

Date: 03/02/18

City of San Jose Please Retain For Your Records

Field Copy



Permit Record

Permit #: 2017-033906-CI
Project Location: 1460 MABURY RD

Permit Date:	Sep 06, 2017	Inspection Area:	7A	Folder:	CI-Warehouse/Storage-Tenant Improvement
Permit Approvals Granted:	Electrical: 4. Complete				
Associated Permits: 2017-018159-CI; Building, Electrical, Plumbing, Mechanical					
APPLICANT: ALL BAY CONTRACTORS IN RSN387432 OWNER: HERTZ REALTY INC RSN922714					
CONTRACTOR: ALL BAY CONTRACTORS I RSN387432 Permit Tech: Barbara Rodriguez					
Bldg Plan approved by: Farheen Sultana Elec Plan approved by: Miguel Enriquez					
Electrical plans in field Mech Plan approved by: Robert Mori					
Mechanical plans in field Plumb Plan approved by: Robert Mori					
Plumbing plans in field					
Description: 1) INT TI FOR TESLA VEHICLE SERVE INCLU 2 CAR WASH STATIONS 2) INSTALL Lifts & alignment racks & INTERIOR cyclone fencing for storage of auto parts 3) INSTALL HVAC units on roof of 40 foot high building with a 3 foot high parapet. 4) Minor interior demolition of demising wall, suite 100 will be eliminated 5) RESTRM UPGRADE 5) Panel upgrade for all electrical work for repair and service area (electrical only) 6) Storage for batteries *DEF SUBMITTAL FOR TRANSFORMER & EQUIP ANCHORAGE* ***EQUIPMENT AND SPRAY BOOTH ON SEPERATE PERMIT*** ***AS PER APPROVED PLANS***					
Technical Description: # Of Stories: 1; Conditioned?: Yes; Use 1: R & D Lab; Use 1 Sq Ft: 58346; Use 1 Construction Type: III-B; Use 1 Occupancy: S-1; Use 2: Office; Use 2 Sq Ft: 1368; Use 2 Construction Type: V-B; Use 2 Occupancy: B;					
Design Conditions: Smoke Control System: N / A; Flood Zone: AO, AH;					
Applicable Codes: 2016 CBC, CMC, CPC; 2016 NEC; 2016 Energy; 2016 Access;					
Zoning: LI					
Conditions: ***BPM PERMIT PULLED SEPARATELY***					
Issue Certificate of Occupancy: Yes					

Phasing of electrical construction - 12/17/17 BR

Final Inspection Record

Code	Inspection	Date	Inspector
148	PW - Flood Final		
918	Electrical Final		
957/958	Fire Department Final		

See other side for interim inspection record

A total of 15.5 hours of inspection time have been allocated for this permit. Inspection time will be determined using the requested inspection time or the actual expended inspection time, whichever is greater. Please note that inspection time includes 10 minutes of travel time per stop. Once the allocated inspection time is exceeded additional fees will be assessed for additional services. Cancellation or rescheduling of a scheduled inspection must be received by 2:00 p.m. 2 business days prior to the inspection; otherwise, the inspection time requested will be debited from the allotted hours. Cancellation time may change. Field coordinator name: Ken Cowl, phone #: 408 535-6844 . Electrical Supervisor name: Bruce Campbell, phone #: (408) 535-7815. To schedule an inspection, please plan around a week ahead. Go online at www.sjpermits.org or call us at (408) 535-3555 to schedule the inspection.

A permittee is entitled to reimbursement of unused permit fees if the City of San Jose fails to conduct an inspection of the permitted work within 60 days of receiving a written notice the work is complete and ready for inspection.
This permit will expire 180 after issue date or last inspection date.
An approved inspection extends permit expiration an additional 180 days.
Please see on line web-survey at <http://www.sanjoseca.gov/building/>

[illegible]

